



**NORFOLK COUNTY**

**BUILDING CONDITION ASSESSMENT REPORT  
FOR VARIOUS COUNTY FACILITIES**

**FINAL**

**April 13, 2017**

Submitted by:



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JLR No: 27362

be repaired. The outbuilding should be reviewed for structural stability.

Roof was not accessed during the site visit; as such, it is recommended that a specific roof audit to be done. The condition of the roof attic space is unknown and should be verified as part of a specific roof audit.

The portable buildings are newly installed onsite with good interior conditions. The exterior cladding of the portable trailers is showing deterioration of the wood cladding and should be repaired to prevent further deterioration. The cold storage out buildings are not occupied and used for storage. They appear to be past their useful life. The ceilings, roofing, wood fascias and concrete block walls are in need of repair.

### **5.26.2 Building Electrical**

The disconnect in the storage building behind the main building houses a 'Taylor' disconnect that shows signs of moderate rust. The disconnect should be considered for replacement. Refer to Photo E21.

Abandoned wiring in the storage building should be removed. Refer to Photo E22.

As of January 1<sup>st</sup> 2014, all new buildings and major renovations are required to install the new "Running Man" Exit signage. The running man exit signs are not currently required for this building. If a major renovation, as defined by the Ontario Building Code (OBC) occurs, or a new building is constructed, then the "Running Man" signs will be required.

### **5.26.3 Building Mechanical**

The front lobby and office contains a sink that is disconnected from a drain and from domestic water. We recommend that it be removed or have a cap installed on the drain line to avoid accidental spills. The garage has no ventilation or gas detection. It was observed that the washroom in the upper level area is undergoing renovations. Currently it only has a water closet installed.

## **5.27 Talbot Gardens Arena**

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### **Overview**

The Talbot Gardens Arena is located at 10 Talbot Street North in Simcoe, Ontario. It is an arena constructed in 1948 and has approximately 70,337 square feet of floor space.

### **5.27.1 Architectural and Structural**

Mortar joints adjacent to rink entrance door shall be filled and various holes repaired soon. Damaged/missing weatherstripping and rusting exterior door frames shall be replaced within the next two years. The garage door frame appears to be damaged and needs to be replaced. The

floor deck and joists in the mechanical room below Zamboni area are corroded. Further detailed structural review of this area should be undertaken. Refer to Photo A24. Guards in the building do not meet the requirements of the Ontario Building Code. There is water damage to the exterior concrete encased columns at the perimeter of the building (refer to Photo A25). The source should be investigated and repaired. Brick piers on the west elevation, within the fenced area, are cracked and spalled. Staining of grout and broken tiles was noted in the showers of the locker rooms. The interior windows between the rink and the heated areas are showing signs of rust.

### **5.27.2 Building Electrical**

It appears that the majority of the electrical infrastructure (i.e., main disconnect switch, panels, splitters, disconnects, starters, transformers, meter cabinets, conduits and wiring) in the compressor and refrigeration area is showing signs of rust. It is recommended that this area be monitored yearly to note the progression of rust and whether or not it becomes necessary to replace the equipment in this space. Costs have been presented to replace these equipment. There is a broken fluorescent fixture lens in multi-purpose room that should be replaced.

As of January 1<sup>st</sup> 2014, all new buildings and major renovations are required to install the new "Running Man" Exit signage. The running man exit signs are not currently required for this building. If a major renovation, as defined by the Ontario Building Code (OBC) occurs, or a new building is constructed, then the "Running Man" signs will be required. Fire alarm system, emergency lighting and barrier free devices are generally in good condition.

### **5.27.3 Building Mechanical**

The facility fire protection consists of sprinklers and fire extinguishers. The sprinkler loop serving the rink area is a dry loop. Piping is in overall good condition with minor rusting in various places. The shower heads in most dressing rooms are rusting. We recommend that shower heads be replaced. The men's and women's washroom fixtures on the ground floor are showing minor wear. The sanitary piping throughout facility is largely painted cast iron pipe. Paint is deteriorating in many places and rust is forming. The ducts and transfer grilles from the janitor's closet next to the electrical room do not appear to have fire dampers. Fire separation review is recommended. Janitor closets are usually fire rated.

The hydronic heating system uninsulated pipes and fittings show a fair amount of rust and require replacement. The hydronic heating pumps and boiler pumps require replacement according to ERL estimated. The refrigerant plant equipment for ice making is provided and maintained under contract by CIMCO.

The dehumidifier #1 in the rink area is towards the end of its ERL. The insulation on the drain pipe is also deteriorating. It is recommended to replace the dehumidifier and drain piping

system.

Lavatory sinks and faucets in the second floor washrooms are corroding and showing signs of leaking. Ductwork penetrating second floor janitor's closet floors and walls do not appear to have fire dampers. Recommend an evaluation of fire ratings and requirements for dampers.

The hydronic unit heater in the Zamboni boiler room has a seized motor. It should be replaced immediately.

The brine pump in the refrigeration plant is deteriorating and should be replaced in 1 to 2 years.

The sump pump in the refrigeration plant is extensively rusted and should be replaced in 1 to 2 years.

## **5.28 Langton Arena & Field House**

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### **Overview**

The Langton Arena and Field House is located at 30 Albert Street in Langton, Ontario. It is an arena and was constructed in phases in 1976 and 1982. It has approximately 35,010 square feet of floor space.

### **5.28.1 Architectural and Structural**

Concrete stairs from the upper level are damaged and require repair. The exterior concrete block is showing signs of structural distress and deteriorating along the north and south elevations, and at the corners of the building. The blocks and mortar joints are cracked in several locations. The exterior original painted concrete block should be repointed, repaired and repainted. Further structural review of the northeast corner of the building is required. There is water infiltration noted in the attic space on south face of concrete block wall. The removed exterior windows should be rebuilt. Observing from the ground level, the shingle roofing appears to have exceeded lifespan and should be replaced. Refer to Photo A26. The overhead door is deteriorated and in need of replacement. The downspouts require replacement.

Finishes are generally old and worn. The cracking and mortar joints in the interior requires repointing. Further investigation is required to determine the extent of the damages. The second floor janitor's room has exposed insulation. The damaged insulation should be removed and new insulation installed, followed by vapour barrier and fire rated gypsum board along with a fire rated door and frame. The countertop and cabinets in the kitchen are in poor condition and are in need of replacement. The second floor washrooms are in fair condition and require renovation.

For the Field House, the exterior concrete block is showing signs of deterioration and in need of repointing and repainting. The interior concrete block walls have holes and cracks that need to

Location ID	Asset Hierarchy			Identification			Sustainability Data (Asset Life)				Condition Rating	Comments/ Identified Need	Inflation 2%																				
	Facility	Class	Asset	Location	Manufacturer	Description	Year of Installation	Life Expectancy (years)	Current Age (years)	Effective Life Remaining (years)			Schedule of Costs, adjusted for Inflation																				
	Attribute																																
	2017	2018	2019										2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036				
027	Talbot Gardens Arena, Simcoe											\$ 9,300.00	\$ 365,500.00	\$ 99,300.00	\$ 268,500.00	\$ 154,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,600.00	\$ -	\$ -	\$ -	\$ -	\$ 818,100.00	\$ -	\$ -	\$ -	\$ -	\$ 164,300.00	\$ -
27.1	Architectural & Structural											\$ -	\$ 3,600.00	\$ 62,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,200.00	\$ -	
27.1.1	Sub-Grade Enclosures											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	27.1.1.1	Foundation Walls - General	Varies	N/A	Concrete	1990	60	26	34.00	4	There was no visually evident signs of structural distress or deterioration noted.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	27.1.1.2	Stabs-on-Grade - General	Varies	N/A	Reinforced Concrete	1990	60	26	34.00	3	Except as noted below, there was no visually evident signs of structural distress or deterioration noted. Cracking in concrete noted at upper spectator level. Concrete ramps to seating areas have 1-2" edge, tripping hazard.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	27.1.1.3	Stabs-on-Grade	Zamboni Room	N/A	Reinforced Concrete	1990	60	26	34.00	3	Some minor deterioration evident at zamboni tracks from exterior onto the ice rink area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
27.1.2	Floor and roof structure											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	27.1.2.1	Structural Steel Roof Framing - Within the Ice Rink Area	Varies	N/A	Structural Steel structure within the ice rink area	1990	60	26	34.00	4	In general, there were no visually evident signs of structural distress or deterioration noted in the ice rink area roof framing.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	27.1.2.2	Structural Steel Second Floor Framing - Balance building not within the Ice Rink Area	Varies	N/A	Structure of second floor was not visible above the suspended ceilings within the balance of the building	1990	60	26	34.00	4	Structure was not visible, so no reviewed during this review	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	27.1.2.3	Structural Steel Framing Lower level mechanical room below zamboni area	Stairwells	N/A	Structural steel and OW SJ with metal floor deck	1990	60	26	34.00	2	Underside of metal floor deck is severely rusted and deteriorated. OW SJ in the areas are rusted and need further structural investigation to determine extent of damage.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	27.1.2.4	Second Floor Structure	varies	N/A	Concrete	1990	60	26	34.00	4	In general, there were no visually evident signs of structural distress or deterioration noted for the second floor structure where visible from below.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	27.1.2.5	Roofing - General	Varies	N/A	Built-up Roof Assembly	1990	20	26	-6.00	2	Roofs were not accessed. Condition of roofing assembly is not known and should be verified as part of a specific roof audit. There is water running down exterior concrete encased columns at perimeter of roof. Further investigation of cause of water damage is required.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
27.1.3	Exterior Walls											\$ -	\$ 3,600.00	\$ 6,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	27.1.3.1	Perimeter Walls	exterior of building	N/A	Brick and concrete	1990	60	26	34.00	3	Exterior brick piers on west side of building within fenced area has spalled and cracked. Further investigation of condition of brick in this area is required. Concrete piers on north and south elevations have water damages and signs of rust through the concrete. Source of water damage to be investigated to determine and structural damages and required repairs.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	27.1.3.2	Interior Concrete Block Walls - Rink area	Varies	N/A	Concrete Block walls within the Ice Rink Area	1990	60	26	34.00	3	Interior painted concrete block walls are generally in good condition. Mortar joint adjacent to rink entrance door to be filled and various holes repaired within 3 years.	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	27.1.3.3	Exterior Doors	Varies	Unknown	Hollow-Metal Exit Doors and frames	1990	40	26	14.00	3	Generally doors and frames are in acceptable conditions. Damaged and missing weatherstripping to be replaced on each door. Several exit door frames show signs of rust deterioration, some severe, and should be reviewed for replacement within next 2 years.	\$ -	\$ 3,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	27.1.3.4	Main Entrance Doors and frames	East elevation	Unknown	Hollow-Metal Exit Doors and frames	1990	40	26	14.00	3	Exterior doors frames showing signs of rust. To be monitored for further deterioration.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	27.1.3.5	Exterior Roll Up Door	Roll up door at zamboni entrance	Unknown	Roll up door	1990	40	26	14.00	3	In general, garage doors appear to be in good condition and working order. Frame around opening is damaged, repair or replace within next 5 years.	\$ -	\$ -	\$ 5,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
27.1.4	Exterior Horizontal Enclosures											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
	27.1.4.1	Roofing - General	Varies	N/A	Metal Roof Assembly	1990	20	-	-	??	Roofs were not accessed. Condition of roofing assembly is not known and should be verified as part of a specific roof audit. Condition of roof at north and south edges of roof to be reviewed for source of water damages below.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
27.1.5	Interior Construction & Finishes											\$ -	\$ -	\$ 56,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,200.00	\$ -		





